

MINUTES

The Town of Manteo Board of Commissioners held their Regular August 4, 2021 meeting at 6:30 p.m. at 407 Budleigh Street, Manteo, NC.

The following members were present:

- Mayor Bobby Owens
- Mayor Pro-Tem Betty Selby
- Commissioner Richie Burke
- Commissioner Jason Borland
- Commissioner Eddie Mann

The following members were absent:

- Commissioner Darrell Collins
- Commissioner Christine Walker

Also present at the meeting were:

- Town Manager James Ayers
- Town Attorney Ben Gallop
- Program Manager Michele Bunce
- Town Clerk Jamie Whitley
- Town Planner Melissa Dickerson

Mayor Bobby Owens called the meeting to order at 6:30 p.m.

Mayor Owens asked for a moment of silence followed by the Pledge of Allegiance.

SUBJECT: Adoption of Agenda as presented or amended

MOTION: A motion was made by Commissioner Burke and seconded by Commissioner Borland to approve the agenda as presented and was approved by the following vote: Ayes: Mayor Pro-Tem Selby, Commissioners Burke, Mann, and Borland. Nays: None. Absent: Commissioners Walker and Collins. **Motion carried.**

SUBJECT: Adoption of the items on the Consent Agenda as presented or amended

MOTION: A motion was made by Commissioner Mann and seconded by Mayor Pro-Tem Selby to approve the Consent Agenda with the following items: Regular July 7, 2021 minutes and Recessed July 21, 2021 minutes; and was approved by the following vote: Ayes: Mayor Pro-Tem Selby, Commissioners Burke, Mann, and Borland. Nays: None. Absent: Commissioners Walker and Collins. **Motion carried.**

PUBLIC COMMENTS

Members of the public are invited to address the Board of Commissioners on any topic. Public Comment is not intended to require the Board to answer any impromptu questions or to take any action on items brought up during the public comment period. Speakers will address all the

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comments to the Board as a whole and not one individual Commissioner. Discussions between speakers and members of the audience will not be allowed. Time limits are 3 minutes per person or 5 minutes per group. Please identify yourself and your location so that your statements can be recorded.

The Board decided to have all of the comments that have been emailed to the Board regarding Agenda Item 8C - New Year's Eve Special Event, be added to the minutes as appendices. The Board wanted to reassure the public that they have read the comments and that they hear what the people are saying.

Randy Fenninger, Board of Election for Dare County: He wanted to introduce himself because he has been newly appointed to the Board of Election. He is looking forward to working with the Board of Commissioners for the Towns and the County.

Jill Etheridge, Pirate's Cove Homeowner Association: She introduced herself as the Executive Assistant for Pirate's Cove Property Manager Sharon Aldridge. She thanked the Planning Board for recognizing the issue and unanimously recommending the adoption of the resolution (Land Use Plan Amendments). She hopes that the Board will do the same. She stated that adopting this resolution will allow the remaining properties in Pirate's Cove to be developed in accordance with the plans as approved by the Town nearly 30 years ago. She stated that it also provides Pirate's Cove the assurance to be able to rebuild and protect their community if any event or natural disaster happens. She stated that the community of Pirate's Cove thanks the Board for their support of the resolution and she invited us all to the 37th Annual Billfish Tournament next week.

Tod Clissold: He came to show his support for the New Year's Eve festivities that have occurred for the past three years minus last year because of Covid. He stated that he thinks that the event has gained traction over the years. He stated that Cory Hemilright, himself, and a few other people have worked hard to get it to where it is. He thinks that this event needs to continue because it brings in people not only from Dare County but from the Virginia and Raleigh areas. He stated that he knows that this is an expensive event and that all of the events that the Town does are great but they have an expense. He stated that he thinks that this portrays what the Town of Manteo is willing to give its citizens and visitors. He thinks that this is a first-class event and that it will continue to be one. He asked the Board to support it and continue the event. He thinks that this being a town-sponsored event will clear up the uncertainty of who is responsible for what. He stated that he thinks that he and Mr. Hemilright would be willing to work with Michele (Program Manager) and the Special Events Committee to show them what was done in the past and help them make it even better. He asked the Board for their support.

Gibb Harrison: He was in support of the New Year's Eve event. When he first moved here over 35 years ago, he was amazed at the activity in Manteo and Dare County. People love coming here. We complain about the crowds but that is what the Outer Banks is for. He stated that other towns would love to have the problems that we have. He supports the New Year's Eve event because it is another opportunity for people to come and gather and see how great Manteo is. This was done by the people that came before us and it is up to us to keep the fun and action going in Dare County with events like this one. He stated that he does not think that the expense

of this event compares to the support it gives to the community. He stated that the support of visitors is what keeps the businesses going. We are fortunate to have all the people that come here. He supports having events, especially in the offseason, so he supports the New Year's Eve event.

Jim Davis: He stated that about 5 years ago, he went downtown with his wife and the Tugwells to stand and take a picture under the clock when the new year came in. They were the only ones there besides one open business. He stated that he was saddened because there was no one else there to celebrate the New Year. He stated that we need to get people to come to our town and when we can find a reason for them to visit, we need to strike on it. He asked the Board to not look at this from a financial viewpoint but look at it as a way of keeping our little town alive.

Grace Bishop: She is a small business owner and she wanted to speak on how the New Year's Eve event and other events affect the small businesses. She stated that last year, she opened her business on March 16th and a week later she had to close down until May 9th, when the bridges opened. She stated that last year was okay but it would have been a huge help to her as a small business owner if we were able to keep the events going last year, especially the one at the end of December. She stated that it was such a draw for people and it really would have helped her tremendously in January, February, and March because there was no one here and she couldn't keep her business open. She stated that she is begging the Board to please let us have every event that we can have because it is a tremendous help to the small businesses.

Melissa Bender: She stands behind Tod Clissold and she has seen how hard he has worked to get this (New Year's Eve) event started. She has seen what it has done for the community. She wanted to speak about the event for the kids. She stated that as a teacher and a mom, she thinks about the kids. She has been out there for years with the kids to watch the early ball drop, sometimes in the cold. She stated that after the early ball drop the kids go home and then the community comes together with families. Teenagers are hanging out in a safe place with their families celebrating an event healthily and happily. She feels like this event gives the teenagers an outlet to celebrate safely rather than going out and doing something that they shouldn't be doing. She stated that there are always going to be problems but we need to celebrate and we need to let the kids celebrate. She truly believes that our community needs that this year more than any other year. She stated that we all need to come together, the old, the young, every color, every ethnicity; we all need to come together and celebrate this new year that we have coming.

Dee Evans: She helps with some rental properties in Manteo. She has some friends and guests from out of town that have already booked the properties because they want to attend the New Year's Eve event. They booked last year but then the event was canceled so they booked again this year. She thinks that the New Year's Eve event is a wonderful thing and the people that are coming are not local and they are booking rooms. They want to be a part of a small-town celebration even though it turns into a large celebration, which is fantastic for all of the local people here. She stated that we love it and the Town does such a great job cleaning up and taking care of traffic. She stated that it is an amazing event and she thinks that it should be a town event. If it is sponsored by the Town then it can be promoted even more. She stated that she has an overwhelming amount of people asking her where can they stay and what is going to be open? She stated she is being contacted by people from Pennsylvania, Virginia, Raleigh, and all over.

She thinks that this is a wonderful thing and thanked Mr. Clissold for starting this event and she thanked the Town.

Kathy Wisiackas, 101 Sunset Court, Manteo, NC: She lives in the Peninsula and she is concerned about the proposed development and pending CAMA (Coastal Area Management Act) application for a general permit by her neighbor, Ian Snider. She stated that the proposed development will be on the 40-acre marsh island owned by Mr. Snider. It is located on Scarboro Creek and is east of the Scarboro Creek neighborhood. She stated that Dara McLeod, who is the representative for the Scarboro Creek neighborhood, could not be here tonight. She stated that the marsh island is across from the Scarboro Creek neighborhood and across from the Peninsula. She stated that the applicant wants to construct a 70-foot pier, an 18-foot x 18-foot covered platform, which the neighborhood calls the "Party Palace", and a 50-foot x 20-foot boat slip. She stated that this would be in addition to the CAMA permit that he has received to put a 60-ton boat lift for a boat that he is going to be receiving soon. She stated that the applicant's wife is on the Board of Directors for the HOA (Homeowners Association) for the Peninsula and that is a clear conflict of interest. She is shocked that the development and construction of this kind of building could be permitted in such an environmentally sensitive area. She stated that there are beautiful birds and all kinds of wildlife not only on the island but also within the waterway. She stated that her husband and herself along with many of her peninsula neighbors are in opposition to this development. She understands that this is not in the Board's purview but she wanted them to have this on their radar if it comes to a building permit. She stated that they would love for it to come to a public hearing. She read from the letter to CAMA: "They believe that the proposed development does not conform to CAMA's requirements for a general permit...The development will endanger and adversely impact the conservation of the waterways." She stated that the waterways are used by many people to kayak and paddleboard not just by the people that live there. She stated that she is available to speak with the Board and asked that the Town of Manteo do everything in its power to stop this development because it will set a terrible precedent for development on the waterfront properties in a commercial manner. She provided copies of the letter that was sent to CAMA.

Mike Peters: He was in support of the New Year's Eve special event. He stated that the children love this event and it was Manteo's events that attracted him and his wife to this area. The events were one of the reasons why they chose Manteo to raise their granddaughter. He stated that it is a great event and that he hopes that the Town will keep it going.

John Robbins, 109 Puddle Lane, Manteo, NC: He stated that he is in support of the New Year's Eve event but he wanted to discuss the resolution for the land use plan at Pirate's Cove. He stated that there was a lot of good dialogue and discussion with the Planning Board. He stated that there were questions asked and the Planning Board conducted a thorough investigation and passed the resolution unanimously. He stated that Sharon Aldridge attended the meeting and a letter was presented by Andy Gay, the President of the Pirate's Cove HOA. He stated that they would request that the Board of Commissioners pass the resolution unanimously like the Planning Board and send it for a public hearing so that the public and citizens of the town can comment on it. He stated that this is not about one lot at Pirate's Cove but Pirate's Cove as a larger entity. He stated that over 30 years ago the Town of Manteo approved Pirate's Cove as a Planned Unit Development (PUD). A PUD allows certain allowances for density that could not

be replicated and would be out of place in today's Manteo. He stated that as a community Pirate's Cove is what it is today with 272 single-family residences and 30 remaining lots. He stated that it will impact many of the remaining lots and most of all the lots in the event of a natural disaster. He stated that passing the resolution will not only help the one lot that he has spoken about but it will allow Pirate's Cove to continue. He stated that after 30 years, Pirate's Cove is pretty much developed out and he asked that the Board will continue to let it be developed and not put any more restrictions on it. He stated that the Planning Board passed it unanimously and he requested that the Board of Commissioners do the same.

Jennifer Parser-Hamlin: She agreed with Kathy Wisiackas and told a story about how she and a neighbor rescued a loon that had been attacked by a raccoon. She stated that her biggest concern was about the wildlife near the Peninsula and how precious and rare it is. She stated that the idea of a dock of this size, which would become a party location, is a really dangerous precedent. She stated that a 55-foot diesel yacht and the encouragement of that type of development along our coastline will forever degrade and change what makes this area so precious to us, which is our wildlife. She stated that it is a wonderful community and their children are raised to appreciate it and it goes from generation to generation. She asked what will happen if there is no more wildlife because of that kind of development?

PUBLIC HEARING

SUBJECT: Zoning Text Amendment for Animal Boarding Facility

Planner Dickerson informed the Board that this is a public hearing for a zoning text amendment to add "Animal Boarding Facility" as a conditional use in the B-2 General Business District. The Planning Board has recommended approval of this text amendment. She stated that the applicant and her engineer were present to answer questions.

MOTION: A motion was made by Mayor Pro-Tem Selby and seconded by Commissioner Borland to open the Public Hearing on the Zoning Text Amendment for Animal Boarding Facility and was approved by the following vote: Ayes: Mayor Pro-Tem Selby, Commissioners Burke, Mann, and Borland. Nays: None. Absent: Commissioners Walker and Collins. **Motion carried.**

No one wished to speak.

MOTION: A motion was made by Mayor Pro-Tem Selby and seconded by Commissioner Mann to close the Public Hearing on the Zoning Text Amendment for Animal Boarding Facility and was approved by the following vote: Ayes: Mayor Pro-Tem Selby, Commissioners Burke, Mann, and Borland. Nays: None. Absent: Commissioners Walker and Collins. **Motion carried.**

MOTION: A motion was made by Commissioner Burke and seconded by Mayor Pro-Tem Selby to approve Animal Boarding Facility and was approved by the following vote: Ayes: Mayor Pro-Tem Selby, Commissioners Burke, Mann, and Borland. Nays: None. Absent: Commissioners Walker and Collins. **Motion carried.**

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OLD BUSINESS

SUBJECT: Consideration of Land Use Plan Amendment(s)

Attorney Gallop informed the Board that they have to decide whether or not to hold a public hearing on these amendments. If the Board decides not to hold a public hearing, then that will be the end of this process. He stated that the amendments have been to the Planning Board and they made some changes, which is what is before the Board now. Mr. Gallop was not at the Planning Board meeting but he did watch the video and attempted to modify the amendments in the way that they asked that it be modified. There are two versions of the resolution that was provided to the Board. The second version is exactly what the Planning Board said in their motion and the first version is in Mr. Gallop's opinion a better way to do it but still follows along with what they said. The decision before the Board tonight is whether or not to set the public hearing for mid-September.

Mr. Gallop stated that this is a policy provision that the Board can change if they want to. He stated that if they are going to a change then he recommends the first one that changes the definition of upland wetlands so it specifically does not include coastal wetlands. He thinks that there may have been a misunderstanding in the way that the Planning Board tries to change it. They didn't see that coastal wetlands are going to overlap with Federal 404 wetlands because they took out the exception to coastal wetlands from the definition of upland wetlands and made it just 404 wetlands. He stated that this may affect somewhere else in the land use plan rather than what we are targeting, so he would rather keep the coastal wetlands.

Mr. Gallop stated that it is important to consider too that what Mr. Robbins brought to the Board would have applied only to Pirate's Cove. The Planning Board has expanded it to apply to similar areas throughout the Town so the provisions would go beyond Pirate's Cove.

Mayor Owens asked what would be the best way to contain this only within Pirate's Cove?

Mr. Gallop stated that neither one. The one that he prepared for the Planning Board would have only been for Pirate's Cove. The Planning Board changed that resolution and the ones that the Board has now reflect those changes.

Mayor Owens stated that we need to adhere to the wishes of Pirate's Cove.

Commissioner Borland stated that there is no reason not to have a public hearing. Pirate's Cove came out to support it and he is for a public hearing.

The consensus of the Board was to have a public hearing. Mr. Ayers informed the Board that due to notice requirements, we will not be able to hold the hearing until the mid-month meeting on September 15, 2021.

MOTION: A motion was made by Commissioner Borland and seconded by Commissioner Mann to set a Public Hearing on September 15, 2021 at 5:00 p.m. for Land Use Plan Amendments and was approved by the following vote: Ayes: Mayor Pro-Tem Selby,

Commissioners Burke, Mann, and Borland. Nays: None. Absent: Commissioners Walker and Collins. **Motion carried.**

NEW BUSINESS

SUBJECT: Town Common Phase 2 Architecture & Engineering Contract

Mr. Ayers stated that the Town put funding in the Budget for Phase 2 of the Town Common which includes restrooms, shade structures, and other related things to improve the town common. We have an engineer who has already worked on Phase 1 of the Town Common and the general design of the restroom facility by a local architect.

MOTION: A motion was made by Commissioner Mann and seconded by Commissioner Borland to authorize the Town Manager to execute a contract with a value of \$47,440 with Albemarle & Associates and any amendments within the allocated budget and was approved by the following vote: Ayes: Mayor Pro-Tem Selby, Commissioners Burke, Mann, and Borland. Nays: None. Absent: Commissioners Walker and Collins. **Motion carried.**

SUBJECT: Comprehensive Plan Contract

Mr. Ayers stated that the State Legislature has directed all of the towns and cities that provide zoning to have a comprehensive plan in place by July 2022. This will be a long process that includes significant amounts of public participation. We will use not only public input but special groups like the 20-year plan working group that worked on sections that were relevant to certain chapters of the comprehensive plan.

There were previous public comments that indicated that we could get out comprehensive plan done by North Carolina State University (NC State) for free because of our land grant university. Mr. Ayers and Ms. Dickerson reached out to North Carolina State University and have had extensive communication with them. Unfortunately, they cannot do comprehensive plans because they are forbidden to do so by the Umstead Act, which prohibits them from performing work that conflicts with professional services that are done by private sector firms. The North Carolina League of Municipalities (NCLM) has a preferred partner, Stewart Inc., who can provide these services and they focus on small and medium-sized towns that may not have access to those services. This process will take about 10-11 months and this will take us up to July 2022.

MOTION: A motion was made by Commissioner Mann and seconded by Commissioner Burke to authorize the Town Manager to execute a contract with a value of \$83,750 with Stewart and any amendments within the allocated budget and was approved by the following vote: Ayes: Mayor Pro-Tem Selby, Commissioners Burke, Mann, and Borland. Nays: None. Absent: Commissioners Walker and Collins. **Motion carried.**

SUBJECT: New Year's Eve Special Event

Mr. Ayers stated that the Board of Commissioners gave direction at their last meeting to get the facts to the Board about the New Year's Eve event so that the Board can consider making this event a town-run special event. The scope of the event is outlined in the staff report but it will include family activities, the early ball drop, additional activities, bands, and fireworks. If the Board wants to make this a town-run special event the Board will need to approve a budget amendment, authorize the manager to apply and accept grant funds, and execute a contract for the fireworks.

Mayor Owens suggested that Manteo take over the New Year's Eve event and make it a major event like Dare Days and Christmas. He stated that this has been a contentious issue and it should not have been. He stated that it is unlike any other event in Eastern North Carolina.

Commissioner Borland stated that the people that he has heard from most were in support of the New Year's Eve event. He wanted to let the people that were not in support of the event that even though they may be the minority opinion, the Board hears them and hears what they have to say like Mayor Pro-Tem Selby said "We hear you".

Commissioner Mann asked for an estimate or projection of how much grant money we will receive for this event?

Mr. Ayers stated that the last grant awarded for this event was in 2019 for \$20,000. He stated that the Outer Banks Visitor's Bureau has a formula based on how many out-of-town attendees that we have for our events. We are going to try and increase our ad campaign to try and qualify for a higher level above \$20,000.

Mayor Owens stated that the Visitor's Bureau may look more favorably on this event because it is unlike any other in Eastern North Carolina.

Commissioner Burke stated that he has tried for years to get this to be a town event and he is all for this.

MOTION: A motion was made by Commissioner Borland and seconded by Commissioner Burke to approve Budget Amendment #1, authorize the Town Manager to apply for and accept grant funding, and authorize the Town Manager to execute a contract with Pyrotecnico with a value of \$44,000 and any amendments within the allocated budget and was approved by the following vote: Ayes: Mayor Pro-Tem Selby, Commissioners Burke, Mann, and Borland. Nays: None. Absent: Commissioners Walker and Collins. **Motion carried.**

SUBJECT: Manteo Police Department Personnel Policy Update

Mr. Ayers stated that we have seen a significant change recently in law enforcement agencies and compensation. This information came after the last pay plan update but there have been significant increases with other area agencies with have impacted recruitment and retention. There is a recommendation on pay grade changes.

Mr. Ayers stated that there is an affordable housing issue and our newest hire, who is a single person, could not find housing despite help from the Chief, Lieutenant, and staff members trying to find affordable housing in this area. He has to drive to Columbia in his personal vehicle because of the restriction on the distance for take-home vehicles; he is about 7 miles beyond the current limit.

We are working on a revised version of a career progression plan to help with our long-term recruitment and it addresses training and other issues. We have a robust training program for all departments and we will give an update on that in the future. He recommended a pay grade adjustment and a take-home vehicle distance adjustment.

Mayor Pro-Tem Selby stated that this situation is going to keep coming about affordable housing and whatever Manteo is going to do, we need to act quickly and swiftly. She stated that she keeps saying this and she is not seeing any action but actions are coming sooner rather than later.

Commissioner Mann stated that he is for it and his reason is that when we pay our employees the salary they deserve and train them the best we can and treat them fairly then we can retain the best of what we have. If we lose anybody, hopefully to retirement, then we can pull the best from other places. He is in support of this.

Commissioner Borland is in support of this and he appreciates the vehicle distance change. He stated that you can pay somebody more but sometimes you have to take care of them in different ways. He is all for it.

Mayor Owens agreed with Commissioner Mann that we should be able to hire the best and we can't hire the best if we don't pay them salaries equal to the area around us. He stated that Manteo is nice and quaint but we need to match the salaries of the other police departments on the beach and the Sheriff's Department. An officer in Manteo has the same risk of being shot as an officer in Nags Head. He stated that they are specially trained and they are special. He wants all of the employees to get fair and equitable salaries. He stated that we need to tell the police officers that we are proud of them and that we support them.

MOTION: A motion was made and amended by Commissioner Mann and seconded by Mayor Pro-Tem Selby to approve an increase in two pay grades for MPD sworn staff positions and to approve an increase in take-home vehicle distance to 50 miles and was approved by the following vote: Ayes: Mayor Pro-Tem Selby, Commissioners Burke, Mann, and Borland. Nays: None. Absent: Commissioners Walker and Collins. **Motion carried.**

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MAYOR'S/COMMISSIONERS COMMENTS

Mayor Owens: He agreed with Mayor Pro-Tem Selby. He stated that we have to quit talking about affordable housing and take some action. He stated that talk is cheap and anybody can do it. He stated that we had one occasion come up that was not affordable housing, it was somewhat affordable and somewhat not, and it got shot down. He would like for Manteo to take the lead on affordable housing. He stated that everybody is for affordable housing until it comes time to vote then everyone is against it. He stated that you have to take a stand one way or another and we have to have housing for our employees in Dare County. They can't afford to pay \$1,000 - \$1,500 a month in rent and we need to look at affordable housing. We have some land available that we can get started on. He directed the Town Manager that we need to do that.

Commissioner Borland: He agrees with affordable housing. He stated that the last thing that came up was not a perfect fit and if the Board sits passive and waits for something to come then it will probably never be the perfect fit. He stated that if we want anything to happen then we need to be active participants in what affordable housing looks like because it takes on many forms. He thinks that the Board is for affordable housing and they need to figure out how to move forward. He is excited about the comprehensive plan because it is a big deal.

Commissioner Mann: He thanked Manteo Police Department for National Night Out yesterday. It was a great event despite the rain and it was well attended. He thanked town staff for all that they did and the Community-Police Advisory Board members that were out there in the rain making sure the kids were welcome and comfortable. He stated that it was a great event and well attended and he was thankful for the town for putting on that event.

CLOSED SESSION

SUBJECT: NCGS 143-318.11(a)(3) To consult with an attorney employed or retained by the public body in order to preserve the attorney-client privilege

MOTION: A motion was made by Commissioner Borland and seconded by Commissioner Mann to go into closed session pursuant to North Carolina General Statute 143-318.11(a)(3) to consult with an attorney employed or retained by the public body in order to preserve the attorney-client privilege and was approved by the following vote: Ayes: Mayor Pro-Tem Selby, Commissioners Burke, Mann, and Borland. Nays: None. Absent: Commissioners Walker and Collins. **Motion carried.**

MOTION: A motion was made by Mayor Pro-Tem Selby and seconded by Commissioner Mann to come out of closed session and was approved by the following vote: Ayes: Mayor Pro-Tem Selby, Commissioners Burke, Mann, and Borland. Nays: None. Absent: Commissioners Walker and Collins. **Motion carried.**

No action was taken.

There being no further business to come before the Board or other persons to be heard a motion was made by Commissioner Mann and seconded by Mayor Pro-Tem Selby, the meeting was

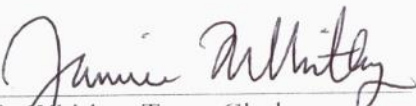
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adjourned at 8:12 p.m. The motion was approved by the following vote: Ayes: Mayor Pro-Tem Selby, Commissioners Burke, Mann, and Borland. Nays: None. Absent: Commissioners Walker and Collins. **Motion carried.**

This the 4th day of August 2021.

ATTEST:


Jamie Whitley, Town Clerk


Bobby Owens, Mayor



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Town of Manteo
Budget Amendment No. 1
Fiscal Year 2021-2022

BE IT ORDAINED by the Governing Board of the Town of Manteo, North Carolina, that the following amendment be made to the annual budget ordinance for the fiscal year beginning July 1, 2021 and ending June 30, 2022.

GENERAL FUND

The following revenues are increased in the General Fund:


10-3991-9910 Fund Balance Appropriated General Fund \$48,000

The following expenditures are increased in the General Fund:

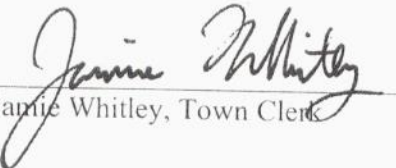
10-6100-6500 New Year's Eve \$48,000

If approved, Budget Amendment #1 will provide funding that could be used for expenses for the New Year's Eve event, including the contract for Fireworks. If approved, this budget amendment will reduce Unrestricted Fund Balance.

This the 4th day of August, 2021


Bobby Owens, Mayor

Attest:


Jamie Whitley, Town Clerk



8.5.- Conditional Uses Permitted by the Town Commissioners
(23) adding Animal Boarding Facility
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Sec. 8-5. - Conditional uses permitted by the town commissioners.

The following are uses that may be permitted by the issuance of a conditional use permit, subject to the requirements of this district and additional regulations and requirements imposed by the town commissioners:

- (1) Hotels, motels, and similar businesses or institutions providing overnight accommodations;
- (2) Multi-family residences;
- (3) Mixed use residential above commercial;
- (4) Retail, such as antiques, books and printing, cameras, candy, clothing, craft goods, drugs, dry goods, flowers, furniture, gifts, hardware, hobby goods, jewelry, leather goods, magazines, musical instruments, notions, souvenirs, sporting goods, and toys;
- (5) Restaurants, eat-in, carry out or delivery service; no drive-through service allowed;
- (6) Grocery stores;
- (7) Appliance stores;
- (8) Convenience stores without fuel pumps;
- (9) Service, such as barber and beauty shops, seafood markets, and shoe repair;
- (10) Day care centers;
- (11) Offices, including business, financial, governmental, medical and professional;
- (12) Banks with drive-in windows;
- (13) Boat manufacturing, in a structure less than 3,000 square feet;
- (14) Libraries, museums, art galleries, art centers, historic sites, and similar uses, including associated educational and instructional activities;
- (15) Elementary, middle, and high schools, including associated grounds and athletic and other facilities;
- (16) Colleges and universities, including associated facilities such as dormitories (suites without a cook stove is not considered a dwelling unit for density), offices, buildings, athletic fields;
- (17) Churches, synagogues and temples, including associated residential structures for religious personnel, and associated buildings;
- (18) Social, fraternal clubs and lodges;
- (19) Indoor athletic and exercise facilities;
- (20) Movie theaters;
- (21) Publicly-owned and operated outdoor recreational facilities such as athletic fields, tennis courts, and skateboard parks;
- (22) Assisted-living, progressive care and nursing homes (assisted-living apartments without a cook stove is not considered a dwelling unit for density);
- (23) Veterinarian, animal clinic; **Animal Boarding Facility**
- (24) Police stations;
- (25) Fire stations and fire department training facility;
- (26) Rescue squad; ambulance service;
- (27) Post offices;
- (28) Traditional fishing operations;

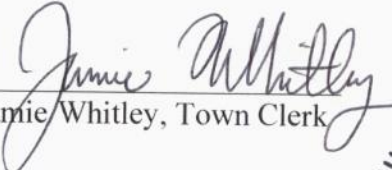
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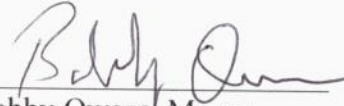
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- (29) Dry cleaners, laundromat, laundries;
- (30) Municipal utility facilities;
- (31) Private utility facilities;
- (32) Electric substation;
- (33) Towers and related structures;
- (34) Bus station;
- (35) Taxi operation, water or land;
- (36) Commercial greenhouse or nursery;
- (37) Subdivisions; and
- (38) Supplementary uses (see Article XII):
 - a. Adult entertainment establishments or sexually oriented businesses (refer to G.S. § 14-202.10; .11; and .12)
 - b. Auto sales, auto repair, auto body shop, boat sales and boat service;
 - c. Car or boat storage;
 - d. Self-service storage;
 - e. Marina;
 - f. Storage;
 - g. Telecommunication towers;
 - h. Automobile service stations and convenience stores with fuel pumps.
 - i. Internet Sweepstakes establishments.
- (39) Farm, produce and craft markets, seafood;
- (40) Craft distillery;
- (41) Pawnshops;
- (42) Tattoo parlor/studio.

(Ord. of 9-14-2005, § 8.5; Ord. No. 2009-3Z, 1-7-2009; Ord. No. 2012-10Z, 11-7-2012; Ord. No. 2013-10Z, 12-18-2013; Ord. No. 2015-02Z, 3-4-2015; Ord. No. 2017-06Z, 10-4-2017; Ord. No. 2019-02Z, 10-2-2019)

Adopted this 4th day of August 2021


Jamie Whitley, Town Clerk


Bobby Owens, Mayor



TO: Mayor and Board of Commissioners

We want to express support for the New Year's Eve festivities for this year. The event has brought large numbers of visitors to the Outer Banks each year and has been a welcome New Year celebration for Dare County residents. Dare County shop owners, restaurant owners, lodging owners and more have benefitted from the additional visitors during that time of year.

However, we continue to be concerned Dare County has not adequately supported this event in the past. The projected \$70,000 expense will be primarily borne by Manteo taxpayers. This event, we believe, is the only County wide celebration occurring over that weekend. It is expected that thousands of visitors will be in Dare County to participate and view the fireworks. Dare County residents will also participate and enjoy the fireworks from venues throughout the County. It is truly a County wide event held in the County seat of Manteo.

Although the Visitors Bureau has granted funds in the past those dollars have not covered most of the cost. The largest grant has been \$20,000. If the same amount is granted this year, Manteo taxpayers will be required to cover nearly \$50,000 in additional expense.

We wholeheartedly support the New Year's Eve event, but urge this Board to make every effort to obtain funds from the County to cover AT LEAST the full cost of the fireworks which is

Appendix B

AUG 04 2021

estimated at \$44,000. Those funds could come from Visitor Bureau grants and/or direct funding from the County. This is the most responsible way for Dare County to support the event that attracts not only thousands to the County but also an event enjoyed by our fellow Dare County residents.

Thank you for consideration of these views.

Bob and Norma Keeney

Fernando Street

August 2, 2021

Appendix C
AUG 04 2021



James Ayers <jayers@manteonc.gov>

New Year's Eve in Manteo

Candy Contristan <liedgirl@gmail.com>
To: ayers@townofmanteo.com

Sun, Aug 1, 2021 at 2:55 PM

In the past we have enjoyed the New Year's Eve events in Manteo. As usual, weather plays a big role in its success. The early ball drop, music and fire pits make it somewhat of a family event.

The extra services required from the town are our only concern. We hope the town has funds allocated for such an event and/or monies are received from other sources for full funding.

Please feel free to share this at the Aug 4 meeting if deemed appropriate.

Candy and Jim Contristan
213 Compton Street
Manteo, NC 27954

AUG 04 2021

Good evening Commissioners-

I apologize that I am not able to be with you in person but am out of town for a very important family obligation.

As a member of the Town's Special Events Committee, as the owner of Downtown Books, one of Downtown Manteo's signature small businesses, and as a Dare County resident I want to give my whole-hearted support for New Year in the New World, our three year old New Year's Eve celebration, becoming a town sponsored event.

New Year in the New World started out as an idea that Tod Clissold had. He ran with that idea and created something bigger than I think any of us ever imagined. An evening that brings people- people of all ages, all walks of life, all corners of our County and beyond- to our town, to Manteo, to celebrate the turning of another year.

As a business owner I look forward to this night. Not only because it has turned December 31 into a very good day for business, but because we enjoy greeting the many familiar and new faces as they start streaming into town for this family friendly event. After the hustle and bustle of the holidays, there is a wonderful relaxed vibe to the evening as friends greet each other, make new friends and sing auld lang syne with old friends. Our Downtown area has proven to be the perfect place in which to gather to ring in the New Year. As a parent, I loved hearing my college age daughter say it was the 'best new year's she ever had' after dancing the night away with her friends. I have never heard anything but positive feedback from residents, attendees and my fellow business owners after the celebration.

There is nothing like this on New Year's Eve anywhere else on the Outer Banks- maybe anywhere in coastal North Carolina. We should take great pride in that and put every effort into ensuring it endures.

I feel it behooves Manteo to adopt this as a town sponsored event. Tod has done a great job and his fellow merchants have done what we can to support his efforts, but it is time the Town share the load for an event that is already considered by many to be a MANTEO event.

Thank you for your time-

Jamie Anderson, owner

Downtown Books

Appendix E
AUG 04 2021



James Ayers <jayers@manteonc.gov>

New Years Eve Fireworks

Carol Nease <carol.nease@gmail.com>

Fri, Jul 30, 2021 at 1:21 PM

To: James Ayers <ayers@townofmanteo.com>

Town Manager Ayers and Town Commissioners,

Please consider making the New Years Eve Fireworks celebration a town sponsored event. In the couple of years when it was held, many town residents invited guests to Manteo for the weekend to participate in the celebration. This introduced people to our community from areas outside Dare County and the region. It was a wonderful gathering and with last year's Pandemic, people need the opportunity to celebrate a New Year as a community and town.

Manteo is known for a number of key events, July 4 fireworks, Dare Days, Boat sailing lessons, Christmas tree lighting, Christmas parade, etc. These events demonstrate a strong community commitment that would be further enhanced by the continuation and town sponsorship of the New Years Eve event, including earlier activities for our children that same night.

I think it is very important to have events several times a year to continue to support our community and share the wonderful place where we live.

Carol Nease



Appendix F
AUG 04 2021

James Ayers <jayers@manteonc.gov>

New Year's Eve in Manteo

Jackie Myers <jcm113obx@gmail.com>
To: ayers@townofmanteo.com

Wed, Jul 28, 2021 at 5:28 PM

Hi James,

I just want to voice my support for a New Year's Eve celebration in downtown Manteo. Our retailers deserve and need all the support they can get due to the challenges of the last two years. Our citizens want our retailers and restaurants downtown to be successful as they are a major asset to our community.

Thank you!
Jackie Myers
216 Compton St
Manteo

Appendix G
AUG 04 2021



James Ayers <jayers@manteonc.gov>

New Years eve

Gwenmtaylor <gwen@tayloremail.com>

Wed, Jul 28, 2021 at 5:27 PM

To: ayers@townofmanteo.com

please bring the celebration back this year! Gwen taylor and Robert jacobs, 200Dartmoor Ave, Unit B, Manteo.

Gwen@tayloremail.com

Sent from my iPhone



Appendix H
AUG 04 2021

James Ayers <jayers@manteonc.gov>

Aug 4th BoC Meeting

Bill Husted <bill.husted@gmail.com>

Tue, Jul 27, 2021 at 8:38 PM

To: James Ayers <ayers@townofmanteo.com>

Hi James.

I'm not going to be able to attend the Aug 4th Board of Commissioners meeting but hope that you can share my thoughts on the Manteo New Year's Eve celebration. I hope the Town supports the Celebration as everyone can use a good party. Jeanne and I have enjoyed the previous celebrations (even the cold snowy one) and look forward to enjoying more in the future.

Thanks in advance for sharing my thoughts with the Board of Commissioners.

--

Thanks,

Bill

301.775.5545



July 21, 2021

Town of Manteo Board of Commissioners
P.O. Box 246
Manteo, NC 27954

Dear Members of the Board,

The Town of Manteo Special Events Committee met this past Friday, July 16th for its regularly scheduled quarterly meeting at Town Hall. During the Public Comment section at this meeting, the owner of Poor Richards, Tod Chissold, spoke to the committee about the possibility of a New Year's Eve event, one similar to a previous year consisting of a band and fireworks display. He guaranteed up to \$10,000 worth of support from the local merchants. Town staff informed the committee members that this year the Town has budgeted for kid-friendly activities up until and including an early ball drop at 8:00 p.m. for New Year's Eve.

If the Board of Commissioners chooses to approve a Town Sponsored New Year's Eve event with the additional funds needed for both the early and later activities mentioned in the paragraph above, the Special Events Committee will offer its support.

Sincerely,

Tim Teeple, Chair

Appendix J
AUG 04 2021



James Ayers <jayers@manteonc.gov>

New Year's Eve party funding

1 message

DBB <vbsurly@gmail.com>

To: James Ayers <ayers@townofmanteo.com>

Wed, Aug 4, 2021 at 2:17 PM

Good afternoon,

I cannot make the Commissioner's meeting this evening and was hopeful you could share my concerns with them regarding the proposal to have the TOM assume the financial responsibility for this event.

I am opposed to this idea. The TOM has many, more pressing needs than funding a party. This is not the best use of tax dollars.

Thank you and I hope that you and yours are doing well

Doug Backman